



## Recommendation for Action

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**File #:** 20-2530, **Agenda Item #:** 2.

7/29/2020

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### **Posting Language**

Approve an inducement resolution for an allocation of up to \$20,000,000 in private activity volume cap multi-family non-recourse bonds to Espero Austin at Rutland, LP, or an affiliated entity, for a proposed affordable multi-family development to be known as Espero Austin at Rutland, located at or near 1934 Rutland Drive, Austin, Texas, 78758.

### **Lead Department**

Neighborhood Housing and Community Development.

### **Fiscal Note**

This item has no fiscal impact..

### **Prior Council Action:**

February 6, 2020 - Council approved a resolution of support for Espero Austin at Rutland to the Texas Department of Housing and Community Affairs' 2020 9% Low Income Housing Tax Credit (LIHTC) round. Having not secured a 9% LIHTC award, Espero Austin at Rutland will now pursue a 4% LIHTC award.

### **For More Information:**

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Community Development Administrator, Neighborhood Housing and Community Development, 512-974-1091.

### **Additional Backup Information:**

If approved, this inducement resolution will permit staff to submit an application to the Texas Bond Review Board that requests it authorize the Austin Housing Finance Corporation (AHFC) to issue multi-family housing revenue bonds in an amount up to \$20,000,000 to assist with the development of Espero Austin at Rutland by The Vecino Group and Caritas of Austin, or an affiliated entity. The property is located in Council District 4.

Regulations governing the issuance of revenue bonds for the purpose of financing affordable housing specify that the bonds are non-recourse, and that the full faith and credit of either the Austin Housing Finance Corporation (AHFC) or the City of Austin is not pledged to repay the bonds.

### **Proposed Project**

The proposed development is for 171 units to be located at 1934 Rutland Drive, Austin, Texas, 78758. Financing for the development is proposed to come in part from 4% Low Income Housing Tax Credits and Private Activity Bonds issued by AHFC.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's Development Information Packet, included as backup..

### **Strategic Outcome(s):**

Economic Opportunity and Affordability.